

All of Lots Numbered Eight (8) in Blk Number One (1), of the Verne Sub-Division of Tulsa, Tulsa County, State of Oklahoma, according to the official Recorded Survey thereof.

IT IS AGREED: by and between the parties hereto, that the sum of Thirty-two Hundred (\$3200.00) Dollars, shall be paid by said second party to said first party, in the following manner, to-wit:

Five hundred Dollars of the sum of Thirty-two Hundred (\$3200.00) Dollars, to be paid at the execution of this instrument, the receipt whereof is hereby acknowledged, and the balance of the said sum of Thirty-two Hundred (\$3200.00) Dollars to be paid in monthly installments of Fifty (\$50.00) Dollars each as evidenced Fifty-four promissory notes of even date hereof made and signed by the said second party and payable to the order of the said first party at Sand Springs, Oklahoma, with interest thereon at the rate of Eight (8%) per cent per annum from date until paid, according to the tenor of said notes, and each note is hereby made a part of this contract of sale as fully as though said notes were set out at length herein.

IT IS FURTHER AGREED; by and between the parties hereto that the party of the second part shall have full and complete possession of the said real estate from and after the first day of June, 1922, and in consideration thereof, said second party agrees to pay all taxes and assessments which may become due thereon after the year 1921, and to keep the buildings insured for the sum of (\$1500.00) Fifteen Hundred Dollars, in favor of the party of the first part, in some reliable Insurance Company to be approved by party of the first part.

IT IS FURTHER EXPRESSLY AGREED: By and Between the parties hereto, that time is the essence of this contract, and that any failure on the part of the said second party to pay any of the above mentioned notes for a period of thirty days after the same shall have become due and payable, shall work a forfeiture of this contract, and that all right, title and interest of said second party in said premises shall cease, and that said first party shall be released from all his obligations to said Second party, arising by virtue of this contract, and that all payments so made by second party to first party under this contract shall be retained by said first party as liquidated damages and rental for the said premises, and the parties hereto agree that the same is a reasonable rental for the same.

IT IS FURTHER MUTUALLY AGREED; By and between the parties hereto, that said premises shall be kept in good repair by the party of the second part during the life of this contract.

IN WITNESS WHEREOF, We, the contracting parties have set our hands this ----- day of May, A. D. 1922.

H. V. Brown

Party of the first part

Nora Yeargain

Party of the Second part.

Green Yeargain

Party of the Second part.

STATE OF OKLAHOMA, }
COUNTY OF TULSA. } SS.

BEFORE ME; The Undersigned a Notary Public in and for the said County and State on this the 23 day of May, 1922, personally appeared H. V. Brown and Nora Yeargain, to me known to be the identical persons who executed the within and foregoing instrument and acknowledged to me that they executed the same as their own free and voluntary act and deed for the uses and purposes therein set forth.

IN WITNESS WHEREOF; I have hereunto set my hand and affixed my official seal on